

**Bountiful City**  
**Administrative Committee Minutes**  
**July 12, 2010**  
**5:00 P.M.**

Present: Assistant City Engineer – Lloyd Cheney; Committee Member - John “Marc” Knight; Assistant Planner - Dustin Wright and Recording Secretary – Cindy Gruendell

Excused: Chairman Aric Jensen

1. Acting Chairman John Marc Knight opened the meeting at 5:08 pm and had everyone present introduce themselves.
2. Consider approval of minutes for June 21, 2010 and July 6, 2010.

Mr. Cheney made a motion to approve the minutes for July 6, 2010 as written and to table the minutes for June 21, 2010, as two of the voting members from that meeting were not present. Mr. Knight seconded the motion. Voting was unanimous in favor.

3. Public Hearing - Consider a conditional use permit for a contractor business at 390 East 1700 South, Cade Dillree – Habitat Preserves, applicant.

Cade Dillree, applicant was present. Mr. Wright presented the staff report.

The applicant’s home is in a Residential Single-Family R-4 zone. He is a contractor with one employee who meets him at the jobsite and not the home. He stores the vehicles and large equipment offsite. At the home, he stores his tools in an enclosed trailer in the backyard on a cement driveway. He does not have any signage at the residence. He only uses one room in the home as an office for his computer and files.

Upon review of the application, staff finds that the applicant complies with requirements in the City Ordinance regarding Home Occupation Business Licenses. Staff recommends approval of a Conditional Use Permit with the following conditions:

1. The applicant is to keep a current Bountiful City Home Business license.
2. The applicant is to continually comply with the requirements in the Bountiful City Code concerning a Home Occupation Businesses. (14-17-105)
3. This Conditional Use Permit is just for this individual at this site and is not transferable.

The applicant explained that he is a general contractor. He does remodels but specializing in trees and concrete. The business has a tree division and all the equipment is stored in a storage yard offsite or at his employee's house in Salt Lake. He agreed with what was presented in the staff report.

The public hearing was opened and closed without any comments.

The committee explained that the intention of the City ordinance is for the business to be transparent. They also reviewed the signage, street parking, and that no employees are to meet or congregate at the home, part of the Home Occupation Business License ordinance.

Mr. Dillree explained his employee does work on his property sometimes, but they always meet at his other job sites. He plans to eventually buy a commercial piece of property to move the business to.

Mr. Cheney made a motion to approve a conditional use permit for a contractor business at 390 East 1700 South, for Cade Dillree – Habitat Reserves with the conditions outlined by staff. Mr. Knight seconded the motion. Voting was unanimous in favor.

4. Public Hearing - Consider a conditional use permit, in written form, for a second-hand dealer in merchandise (pawn broker) at 453 West 500 South, North American Title Loans dba Loan Max, applicant.

Mr. Cheney made a motion to approve the conditional use permit, in written form, for a second-hand dealer in merchandise (pawn broker) at 453 West 500 South, North American Title Loans dba Loan Max, applicant, as written. Mr. Knight seconded the motion. Voting was unanimous in favor.

Acting Chairman Knight ascertained that there were no other items to discuss. Mr. Cheney made a motion to adjourn and Mr. Knight seconded the motion. The meeting adjourned at 5:19 p.m.